

25951

Vol. ^W 77 Page 3339

A 27739

-WARRANTY DEED-

AGNES CARLSON, Grantor, warrants and conveys to OLIVER SPIRES Grantee, an undivided one-half interest, and IDA L. SPIRES, Grantee, an undivided one-half interest, as tenants in common, the following described real property, situate in Klamath County, Oregon, free of encumbrances, except as specifically set forth herein:

The West half of Lots 4 and 5 of Block 3, FAIRVIEW ADDITION No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO: The 220th Lien, docketed June 21, 1970, in Bond Lien Docket of the City of Klamath Falls, Oregon, card No. 51, in the amount of \$610.75, payable in 10 annual installments of \$61.08, which lien shall be assumed and paid by the Grantees and Grantees shall hold Grantor harmless thereon.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eight Thousand and No/100ths (\$8,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Ida L. Spires, 1111 Pacific Terrace, K. Falls.

DATED this 15 day of FEB, 1977.

X Return: Ida L. Spires
1111 Pacific Terrace
K. Falls.

AGNES CARLSON

By: Mildred M. Ginder
Attorney-in-Fact

STATE OF OREGON

County of Klamath

ss. FEB 15, 1977.

Personally appeared the above-named MILDRED M. GINDER, who, being sworn, stated that she is the attorney in fact for AGNES CARLSON, and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged the said instrument to be their act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at request of Klamath County Title Co.this 25 day of February A.D. 1977 at 2:23 Pduly recorded in Vol. M 77 of Deeds on Page 3339

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

FEE \$3.00

W. D. MILNE, County Clerk

By: [Signature]

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